



MUNICIPAL BUILDING AUTHORITY OF MURRAY CITY, UTAH BOARD OF TRUSTEES

The Board of Trustees of the Municipal Building Authority of Murray City, Utah, met on Tuesday, January 3, 2012, in the Council Chambers at the Murray City Center, 5025 South State Street, Murray, Utah.

Those in attendance were Jared A. Shaver, President/ Trustee; Darren V. Stam, Vice President/Trustee; Jim Brass, Treasurer/Trustee; Dave Nicponski and Brett A. Hales.

Others in attendance were Daniel Snarr, Mayor; Michael D. Wagstaff, Council Executive Director; Frank Nakamura, City Attorney; Doug Hill, Public Service Director; Jennifer Kennedy, City Recorder, Jan Wells, Mayor's office, and citizens.

The meeting was called to order at 5:15 p.m. by President Shaver, who welcomed those in attendance.

1. Approval of Minutes

1.1 Meeting held October 18, 2011

President Shaver called for action on the minutes from the Municipal Building Authority meeting held on October 18, 2011. Approval was moved by Mr. Brass and seconded by Mr. Stam. A voice vote was taken and passed 5-0.

2. New Business

2.1 Election of Municipal Building Authority Board of Trustees for the year 2012.

Mr. Brass moved that the Council Members and Mayor Snarr make up the Board of Trustees for the Municipal Building Authority. The motion was seconded by Mr. Stam.

Call vote recorded by Ms. Kennedy:

Mr. Hales - Aye
Mr. Nicponski - Aye
Mr. Stam - Aye
Mr. Brass - Aye
Mr. Shaver - Aye

The Motion passed 5 – 0.

2.2 Election of Municipal Building Authority Officers for the year 2012. (President, Vice President, Secretary, Treasurer.)

Mr. Stam moved that the current President, Jared Shaver, Vice President Darren Stam, and Treasurer, Jim Brass be retained in office. He further moved that Brett A. Hales be nominated to the position of Secretary. Nominations were seconded by Mr. Brass.

Call vote recorded by Ms. Kennedy:

Mr. Hales - Aye
Mr. Nicponski - Aye
Mr. Stam - Aye
Mr. Brass - Aye
Mr. Shaver - Aye

The Motion passed 5 – 0.

2.3 New City Hall Committee

Mr. Shaver read Title 17D “Limited Purpose Local Government Entities - Other Entities,” Chapter 2 “Local Building Authority Act,” Section 301 “Project Plans and Specifications” from Utah State Code. He quoted the language stating:

“Each local building authority that proposes to construct, acquire, improve, or extend a project for the use of its creating local entity shall submit to the governing body of the creating local entity:

- (1) plans and specifications for the project; and
- (2) the estimated project costs.”

Mr. Shaver commented that there had been discussion for a number of months and years about the City Hall building; there is no question as to whether a new one should be created; however, the question continually comes up as to how and when it should be done. He related his opinion that it should be pursued as rapidly as possible. He suggested forming a committee that could actually create or develop a plan or specifications, or find individuals to help to determine the estimated costs for that project.

Mr. Brass agreed that the life of the building is at its end and that it would take a couple of years to develop plans and build, not to mention finding a funding source, so the sooner the project is begun the better, he stated. He would like to make sure the venue chosen is appropriate, but he concurred on the need to get a committee started.

Mr. Nakamura agreed with the idea of forming a committee and said that the Municipal Building Authority does have a sales tax funding mechanism that has been authorized by the Utah Legislature, although, it is a very sensitive process. A funding source will have to be identified and his concern was that he did not want city officials to limit their financing abilities to the Municipal Building Authority, rather it could be more expansive and look at other available ways of doing this. He feels that being tied down to the Municipal Building Authority is a very difficult way of financing a project. The sales tax capacity may be the City's first option; however, it would be advisable to look at the City Council's general overall revenue sources.

Under the auspices of the City Council there may be more options to explore, Mr. Nakamura pointed out.

Mr. Shaver said that his understanding is that the Municipal Building Authority would form the committee to investigate the plans, specifications and costs and then make the recommendations to the City Council.

Mr. Nakamura explained that his concern is in discussing funding sources, as it should extend beyond the Municipal Building Authority (MBA) due to the cost of MBA bonds. The City will probably want to look at other options and by going through the MBA the funding opportunities would be limited.

Mr. Shaver noted his understanding of the code is that the MBA does not have the right to get funding sources because it is limited; however the MBA can get an estimate of the project costs, recommend it and then go to the City Council to determine funding.

Mr. Brass said that this has been discussed for his eight years on the Council and he is in favor of going forward on this project.

Mr. Shaver asked Mr. Nakamura about creating the committee. Mr. Nakamura responded that forming the committee out of the City Council may be preferable and they can be persons outside of the Trustees of the MBA.

Mr. Hales asked about the concerns regarding the building; he wondered if it was the space or safety of the building. Mr. Brass responded that both those matters are a concern and he added that the building is not structurally earthquake proof with the exception of the old VECC space. It could become a public safety issue, and plumbing, electrical and other issues exist.

Mr. Stam moved that a sub committee of the MBA be formed to research and establish plans to be forwarded to the City Council for a new city hall. Mr. Hales seconded the motion.

Call vote recorded by Ms. Kennedy:

Mr. Hales - Aye
Mr. Nicponski - Aye
Mr. Stam - Aye
Mr. Brass - Aye
Mr. Shaver - Aye
Mayor Snarr - Aye

There being no further business, Mr. Shaver adjourned the meeting at 5:29 p.m.

Janet M. Lopez
Council Office Administrator